



Building Consistency Meeting Minutes – 6.6.17 COMMERCIAL

Public Attendance (Contractors, Architects, Engineers): 8

MCCE Staff Attendance: 31

Overview of Today's Agenda

- Today's agenda items: 7 recap, 4 new.
- Today's training topic – No training today.

Welcome, Housekeeping, & Customer Service

- Mecklenburg County Code Enforcement is abbreviated as MCCE throughout the minutes.
- Consistency meetings in all trades have adopted a 4-hour format with 2-hours for consistency items and 2-hours allotted for ISO & CE. With regard to staff ISO hours, these meetings & trainings are able to be counted as Technical or Mentoring ISO time if one chooses, but any portion of time counted as one ISO category could not also be counted as any other category. Trade consistency meetings are scheduled as follows:
 - Building Consistency (Comm) – 1st Tuesday of every month @ 8am.
 - Building Consistency (Res) – 1st Wednesday of every month @ 8am.
 - Electrical Consistency – 2nd Wednesday of every month @ 8am.
 - Mechanical Consistency – last Tuesday of every month @ 8am.
 - Plumbing Consistency – last Wednesday of every month @ 8am.
- Reminder of deadline established for topic/question submissions to building consistency team:
 - Third Wednesday of every month.
 - Deadline set to allow team time to research/explain code logic behind decisions.
 - Submit by email to Jeff Vernon, Bldg Code Administrator
jeff.vernon@mecklenburgcountync.gov
 - Submit online:
<http://charmeck.org/mecklenburg/county/LUESA/CodeEnforcement/Tools/Forms/Pages/ConsisTopicSubmit.aspx>
- Training topics for future building consistency meetings, Comm (C) & Res (R). Topics in **bold** are approved to count toward CE credit hours; all topics count toward ISO hours.
 - July 4 - (C) – Cancelled due to holiday
 - July 5 - (R) – TBD
- Building code qualification classes at CPCC
 - 2017 July 21-23; Aug 5 & 6 – Level III
 - 2017 Sep 22-24; Oct 7 & 8 – Level II
 - 2017 Nov 17-19; Dec 1-3 – Level I
- The Commercial Bldg Consistency meeting for July is **cancelled** because it falls on July 4th, and the County offices are closed.
- The Residential Bldg Consistency meeting for Oct will be on Oct 11th due to scheduling conflicts.

Commercial Consistency (7 review items, 4 new item) – 2hrs of Tech ISO

1. Items skipped due to time limits, open items, or unresolved questions from last meeting:
 - a. What can serve as “similar construction” for barriers in a Mercantile stockroom when egressing through that area per 1014.2, item 4, exception 2, part 2.4?
 - Section 1014.2, item 4, excep 2, part 2.4 – “similar” const. needs to form wall-like barriers. Racking is allowed but cannot be oriented where storage of items can be accessed from the egress aisle side of the racking.



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- Scott Westbrook, Senior Plans Examiner, asked if openings were allowed in the barrier for circulation within the stockroom. Jeff Vernon, Bldg Code Administrator, said yes, but not of a size that would allow forklifts or other large things through that could interrupt egress.
- Pat Moran, Bldg Inspector, asked if pipe bollards would meet “similar” construction. Jeff Vernon said no.

b. Review of the Day Care / Summer Camp policy?

- Opening a day care or summer camp requires the Owner to contact the following agencies in this order:
 - Department of Health and Human Services (DHHS), Division of Child Development and Early Education (DCDEE).
 - Mecklenburg County Environmental Health.
 - Zoning Dept for site location of property.
- Summary of MCCE steps for a day care (child or adult):
 1. Building Evaluation – done by the Design Prof; preliminary plans prepared & info gathered to discuss with MCCE.
 2. Preliminary Meeting w/ MCCE – scheduled by Design Professional through their EPM acct; requires payment of \$300 non-refundable fee.
 3. Full Plan Review thru OnSchedule (if deemed nec’ry from Prelim) – plans prepared by Design Professional based on Prelim comments and submitted through EPM; permits issued after plans are approved.
 4. Permits – applied for & paid for by Contractor based on approved plans.
 5. Inspections – scheduled by Contractors; Certificate of Occ or Compliance issued after final inspections passed.
- Summary of MCCE steps for a Summer Camp:
 - Summer camps are allowed to serve school age children and to be operated in bldgs currently classified as Assembly or Educational Occupancies, including Day Cares under 305.2.
 - 1. Building Evaluation – done by the Design Prof to confirm location conforms to life safety & toilet fixture req’ts of an A or E Occupancy; the Design Prof drafts, signs, & seals a letter with their findings addressed to MCCE. If the bldg must be modified for compliance, a full plan review process may be req’d.
 - 2. Summer Camp Operator drafts a letter stating the guidelines & operation of their program; declares that children attending are of school age & attended school the previous year.
 - 3. Permits – Camp Operator completes a Bldg Permit Application form & submits it with the two letters; any Bldg Plans Examiner can review & approve by completing the Summer Camp Approval Coversheet. Documents & Coversheet are turned into the Commercial Services Counter for issuing the permit.
- Kirk Aten, Bldg Plans Examiner/Inspector, asked if a Business Occupancy could have an Architect evaluate it for Assembly req’ts & provide a letter confirming the space meets ‘A’ req’ts in order to hold a summer camp in that space. Jeff Vernon, Bldg Code Administrator, said no. That scenario would require a full plan review for a change of use.

c. Laurel Wright Presentation Review – What is the req’d dispersal of Type A & B units?

- Group R-1 units:
 - 1107.6.1.1 – ALL R-1 units on a site are considered in determining the total req’d # of **accessible** units; req’d # found in Table 1107.6.1.1.

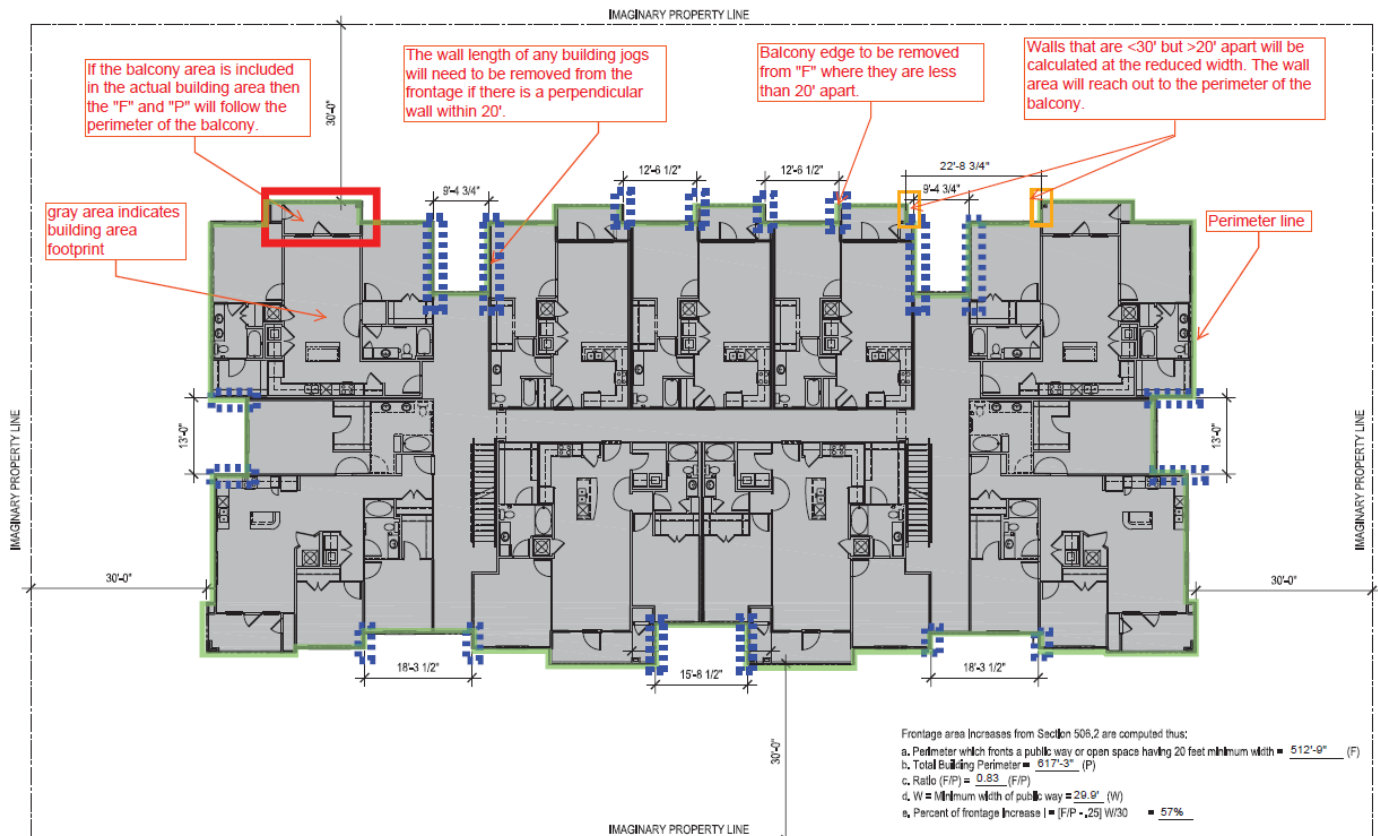


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- 1107.6.1.2 – in structures containing 4 or more R-1 dwelling or sleeping units **that are intended to be occupied as a residence**, all **residence** units shall be designed as **Type B** units; with reduction in quantity per 1107.7.
- **Group R-2 units:**
 - 1107.6.2.1.1 – ALL R-2 units on a site are considered in determining the total req'd # of **Type A** units; req'd # is 5% for the first 100 units and 2% for addtl units over 100, with reduction in quantity per 1107.7.
 - 1107.6.2.1.2 – structures containing 4 or more R-2 dwelling or sleeping units shall be designed as **Type B** units; with reduction in quantity per 1107.7.
- Once the total # of req'd Type A & Type B units is calculated, dispersal of those units in the complex is established by breaking the total up by percentages that match the percentages of the different styles of units provided.
- Eurilynn Caraballo, Plans Examiner, asked how to address this on a project with phased const. Jeff Vernon, Bldg Code Administrator, said it needed to be factored in for the entire design and then indicated on the plans for the phases.
- Andy Herring, Mega-Multi Family Team Manager, said bldgs without elevators (garden style) will have all units on the ground floor as a Type A or Type B. If the bldg has an elevator, then the Type B units are on all floors and Type A is dispersed throughout.
- **R-2 Condo units** are not specifically named in section 1107, but shall provide compliance under 1107.6.2.1 like R-2 Apartments with regard to Type A & B units. They would not fall under 1107.6.2.2 – “other than apartment houses” because the code commentary makes it clear that this section is for congregate living facilities like dormitories or boarding houses.
 - Colleen Garrett, Architect, stated that Laurel Wright’s position has been that R-2 condos were allowed to be only Type B units. Jeff Vernon said the code wouldn’t support that position, but he was open to the idea if there was an interpretation or exception issued by NC DOI.
- **Student housing units with a common living area** would be considered “other than apartment houses” and fall under 1107.6.2.2. The calculations for Type A & Type B units would be based on the number of dwelling units and not the individual sleeping room count, but the following items have to be considered:
 - Distribution of **accessible** dwelling units per 1107.6.2.2.1 shall be throughout each different unit type, which may be distinguished by # of sleeping rooms.
 - In an accessible unit, **every room** is req'd to be an accessible sleeping room.
- Rooms with roll-in showers and rooms without roll-in showers are also required to be dispersed. (It is not required to have all roll-in showers in a single dwelling unit.)
- d. **Laurel Wright Presentation Review – What are the accessibility requirements in a Townhouse style apartment with an elevator?**
 - If the elevator is **in the unit**, the unit must be a Type A or Type B unit per 1107.6.2 for R-2 Apartments.
 - If the elevator is **in a common area outside the unit**, the unit must be a Type B unit only on the accessible floor per 1107.7.2.
- e. **Laurel Wright Presentation Review – What are the req'mts for shower control locations in a Type B apartment where the shower is the only bathing facility?**
 - A117.1-2009 section 1004.11.3.1.3.3 does not specifically address location of controls. Laurel Wright recommendation is to place the controls based on the shower type (transfer or roll-in) most closely resembled by the shower in question; this falls to the discretion of the Designer & Code Official.

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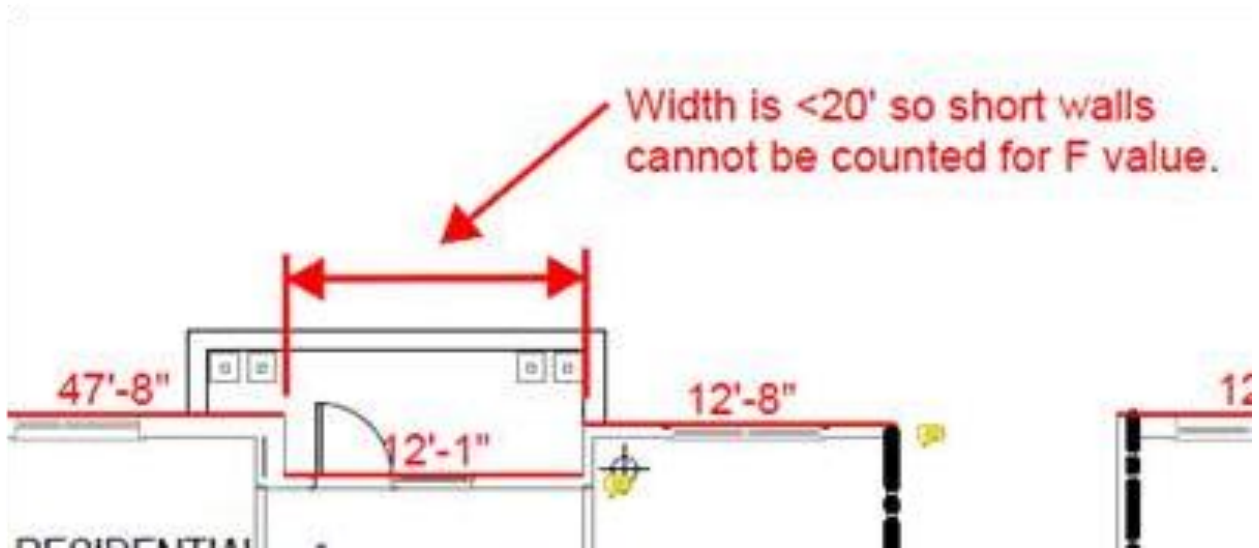
- f. **Laurel Wright Presentation Review – How is accessible parking located in a multi-tenant complex?**
- Accessible parking spaces shall be dispersed to provide accessibility to each bldg on the shortest possible path to the accessible entrances.
 - In a multi-family complex where there is a bldg that contains Type A dwelling units, accessible parking shall be at that bldg.
- g. **Laurel Wright Presentation Review – What are the req'mts for hardware mounting height of pool barriers?**
- Electronic controlled lock/latch hardware (card readers, key pads) shall be mounted at 48" above fin floor.
 - Manually controlled lock/latch hardware shall be mounted at 54" above fin floor.
 - When req'mts for child safety conflict w/ accessibility, life safety comes first.
 - What about egress doors from a clubhouse that open to the pool deck as the route to the public way? Jeff Vernon, Bldg Code Administrator, did not have an answer. The code nor NC DOI have provided a real solution. Jeff Vernon strongly recommends not to design a condition that creates this conflict because they will be evaluated on a case-by-case basis and can be very costly & time consuming.

2. How is frontage increase calculated when there are inset balconies on the exterior walls?



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- a. Insets along perimeter w/ widths across that are less than 20' cannot count toward the frontage length value:



3. What is the allowable variation in the thickness of rigid insulation on a roof?
 - a. Section 502.2.1 of the 2012 NC Energy Code gives an exception allowing a variation of 1" or less.
 - b. Does thickness variation affect the P522 UL rated assembly? Jeff Vernon, Bldg Code Administrator, think not, but more research will be done.
4. With Barry Gupton's ruling on the doors in open-ended corridors not being exterior doors, does this affect the location of the thermal barrier for the apartment units?

No, Barry Gupton's ruling about doors not being considered 'exterior' in this specific condition applies ONLY to the code req'mts of 1008.1.5 for landings; these doors are still req'd to meet the thermal envelope req'mts.
5. How is footnote f of Table 1018.1 being clarified in the next code cycle?

Section 1018 – Corridors is becoming section 1020 in the 2018 NC Bldg Code. Footnote f applies to B Occupancies in a single-tenant floor or single-tenant space that has 1-hr rated floor/clg assemblies & fire partitions between it & any other tenants. If these conditions do not exist, then footnote f does not apply.
6. Questions / clarifications / comments from the floor: None.

Training Topic – No Training Today